



11 Belton Drive

West Bridgford | NG2 7SJ | Offers Over £465,000

ROYSTON
& LUND

- 4 Bedrooms including an en-suite
- 3 Bathrooms
- Open-Plan Kitchen Diner
- Well Heated Conservatory
- Restaurants & Shops just 2-Minute Walk
- Local Greens & Parks
- Own Drive with Plenty of Street Parking
- Ample Size Garden
- EPC Rating - C
- Council Tax Band - D





Situated comfortably in this desirable area of West Bridgford, this charming four-bedroom detached house offers the perfect blend of comfort, style and freedom.

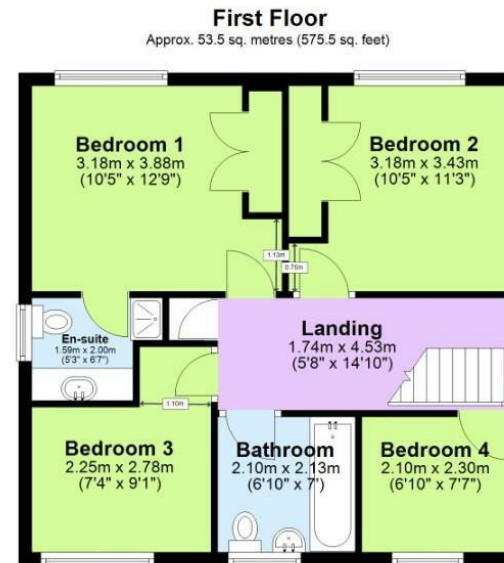
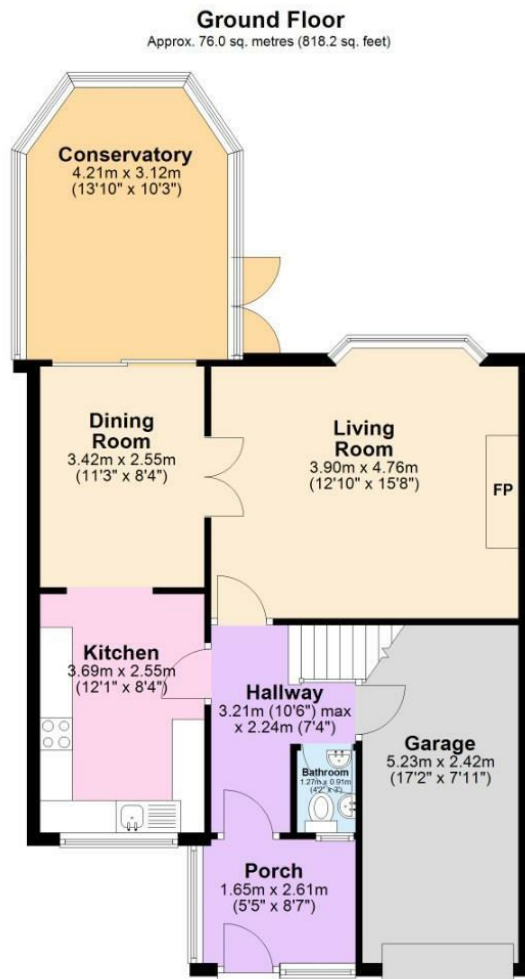
The ground floor soon offers an inviting reception space with its open plan kitchen diner, providing ample space from its modernized kitchen and fully integrated units, through to its relaxing dining area and heated conservatory space. Whether you prefer a cozy evening in, or hosting gatherings with friends and family, these versatile living areas cater all needs.

Furthermore, the property boasts an en-suite bathroom in its generous size main bedroom, fully accompanied with a sizable built-in wardrobe. Both floors also benefit from an additional bathroom space - ensuring convenience for busy mornings and providing a private retreat for unwinding after a long day. The South-East facing garden's sizable area offers ideal conditions for landscaping and extensions, too.

This sought-after location is also a few minutes walk to local amenities at Compton Acres shopping District. This includes (but not limited to) a nursery, dental practice, two restaurants, and a supermarket. This is also an excellent choice for those who appreciate community living. The area has many local greens and parks, ideal for all pet owners alike. There are also local primary and secondary schools to choose from, with both trams and buses available into Nottingham City Centre.

With its generous layout and prime location, this house on Belton Drive is a wonderful opportunity for anyone looking to settle in West Bridgford.





Total area: approx. 129.5 sq. metres (1393.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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